



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 5/8/2017**  
**Ald. Milele Coggs District: 6**  
**Staff reviewer: Tim Askin**  
**PTS #114253 CCF #161774**

**Property** 102 E. VINE ST. Brewers Hill Historic District

**Owner/Applicant** ASHLEY F BOOTH Molly Booth  
MOLLY L BOOTH  
102 E VINE ST Phone: (414) 699-5290  
MILWAUKEE WI 53212

- Proposal**
1. Rebuild existing patio with clay brick pavers and remove concrete stoop. Build 12" high lannon stone wall around it. Design will include catch basin and drain beneath for water management. Install gas line to connect a grill. Install two 4x4 posts behind existing fencing to hang string lights. Various plantings throughout the property
  2. Build rain garden on 1st Street frontage behind existing plantings and a walkway connecting existing parking pad to existing pathway to house from sidewalk. New path and rain garden will be hidden behind existing tall plantings. Rain garden will primarily be planted with native flora.
  3. Remove existing patio framing and rebuild with spardust surface and seating wall be constructed of stone found on site
  4. Reconstruct back yard path system with raven chips with lannon stone edging. Area affected is approximately 3'x 50'.
  5. Remove large stones from area southeast of house and create outcropping stone wall and stairs to allow access to utility box.

**Staff comments** Architect John Dramer designed this home for William Conrad in 1890. It is a prominent brick house on a corner lot in Brewers Hill with fine, but comparatively sedate Queen Anne detailing.

Applicant's proposal is generally acceptable. The Brewers Hill guidelines recommend against new landscape features visible from the public right of way that are not compatible with the historic era. Nonetheless, efforts are made in the proposal to screen everything from public view, including placing the rain garden behind existing plantings.

Because of drainage a problem at the site, all paving is intentionally permeable and concrete would not be practical.

Staff recommends approval as proposed.

**Recommendation** Recommend HPC Approval

**Conditions**

**Previous HPC action**

**Previous Council action**